

072.0

0005

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

728,300 / 728,300

USE VALUE:

728,300 / 728,300

ASSESSED:

728,300 / 728,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		STOWECROFT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOHERTY WINIFRED/TRUSTEE
Owner 2:	WINIFRED DOHERTY TRUST
Owner 3:	

Street 1: 45 STOWECROFT RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: DOHERTY DANIEL J-ETAL -

Owner 2: DOHERTY WINIFRED -

Street 1: 45 STOWECROFT RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 7,385 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Wood Shingle Exterior and 2030 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7385		Sq. Ft.	Site		0	70.	0.87	12									449,085						449,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7385.000	279,200		449,100	728,300		45837
							GIS Ref
							GIS Ref
							Insp Date
							10/08/18

PREVIOUS ASSESSMENT								Parcel ID	072.0-0005-0012.0		!6101!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRINT	
2020	101	FV	279,200	0	7,385.	449,100	728,300	728,300	Year End Roll	12/18/2019	Date	
2019	101	FV	227,700	0	7,385.	417,000	644,700	644,700	Year End Roll	1/3/2019	Time	
2018	101	FV	227,700	0	7,385.	417,000	644,700	644,700	Year End Roll	12/20/2017	Prior Id # 1:	
2017	101	FV	227,700	0	7,385.	365,700	593,400	593,400	Year End Roll	1/3/2017	Prior Id # 2:	
2016	101	FV	227,700	0	7,385.	333,600	561,300	561,300	Year End	1/4/2016	Prior Id # 3:	
2015	101	FV	213,400	0	7,385.	295,100	508,500	508,500	Year End Roll	12/11/2014	ekelly	
2014	101	FV	213,400	0	7,385.	279,100	492,500	492,500	Year End Roll	12/16/2013	ASR Map:	
2013	101	FV	213,400	0	7,385.	265,600	479,000	479,000		12/13/2012	Fact Dist:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOHERTY DANIEL	50843-454		3/7/2008	Family		1	No	No	
	9124-84		1/1/1901	Family			No	No	N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/8/2018		MEAS&NOTICE							HS	Hanne S		
12/19/2008		Meas/Inspect							189	PATRIOT		
10/12/1999		Meas/Inspect							256	PATRIOT		
7/27/1993									AS			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 5 - Cape	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath	Rating:	A Bath:	Rating:	OF=BMT SINK.				12	10	8	28				
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: %	3/4 Bath: 1	Rating: Average	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:	OthrFix: 1	Rating: Average	EFP (148)	36				
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	Kits: 1	Rating: Average	A Kits:	Rating:	Fpl: 1	Rating: Average	WSFlue:	Rating:	RESIDENTIAL GRID							
GENERAL INFORMATION				OTHER FEATURES				1st Res Grid Desc: Line 1 # Units: 1											
Grade: C - Average	Year Blt: 1957	Eff Yr Blt:	Alt LUC:	Total Units:	Level	FY LR DR D K FR RR BR FB HB L O	Other	Upper	Lvl 2	Lvl 1	Lower	Totals	RMs: 6	BRs: 3	Baths: 1				
Alt LUC:	Alt %:	Jurisdct:	Fact: .	Floor:															
Const Mod:	Lump Sum Adj:	% Own:	Name:	%															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall: %	Partition: T - Typical	Phys Cond: GD - Good	18. %	Functional:	%	Exterior:	No Unit	RMS	BRS	FL	Interior:	1	6	3 M			
Prim Floors: 3 - Hardwood	Sec Floors: %	Special:	Override:	Total: 18.6 %		Economic:	%	Additions:					Kitchen:						
Bsmnt Flr: 12 - Concrete	Subfloor:	Electric: 3 - Typical	Insulation: 2 - Typical			Adj \$ / SQ: 105.00	Size Adj.: 1.34444439	Baths:					Baths:						
Bsmnt Gar:		Int vs Ext: S	Heat Fuel: 2 - Gas			Const Adj.: 0.99989998	Adj \$ / SQ: 141.153	Plumbing:					Plumbing:						
NBHD Inf: 1.00000000	NBHD Mod:	Heat Type: 3 - Forced H/W	# Heat Sys: 1			Other Features: 72000	Grade Factor: 1.00	Electric:					Electric:						
% Heated: 100	% AC: %	LUC Factor: 1.00	% Heated: 100			NBHD Inf: 1.00000000	Adj Total: 343029	Heating:					Heating:						
Solar HW: NO	Central Vac: NO	Depreciation: 63803	Depreciated Total: 279226			Final Total: 279200	Val/Su SzAd: 184.66	General:					General:						
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:					SPEC FEATURES/YARD ITEMS						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	PARCEL ID 072-0-0005-0012.0	
More: N				Total Yard Items:				Total Special Features:				Total:				IMAGE			
																AssessPro Patriot Properties, Inc			